



City of Santa Barbara
Airport Department

DATE: June 8, 2011
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Specified Lighting and Design

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Specified Lighting & Design, Inc., a California Corporation, for 732 square feet of office space and 144 square feet of office space, at 629-E Norman Firestone Road, at the Santa Barbara Airport, effective July 1, 2011, for a monthly rental of \$1,171, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Specified Lighting & Design, Inc. is a Santa Barbara lighting design business that has been an Airport tenant in good standing since 1999. The Premises is used as offices and storage of catalogs and trade publications. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.43 per square foot for office space and \$.75 per square foot for storage, and is comparable to other buildings on the Airport for similar use and in similar condition. The current Office rate ranges from \$1.35 to \$1.85, and the storage rate ranges from \$.68 to \$1.00. The new rental represents a 1.5% increase over the previous year.

In addition, Specified will pay a proportionate share of all charges for electricity, gas, water, sewer and common janitorial services.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map